

CITY COUNCIL REPORT



MEETING DATE: August 26, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT
REQUEST

Mountainside Fitness Express

Request to approve a conditional use permit for a health studio in a portion of the 11.96 +/- acre parcel located at 9181 E Bell Road with Industrial Park (I-1) zoning.

6-UP-2003

Key Items for Consideration:

- On-site parking is sufficient for the proposed use.
- The facility will not generate an unusual volume of traffic.
- The use is generally compatible with adjacent uses and offers a service to the surrounding employment core.
- No public opposition has been received.
- The Planning Commission recommends approval, 7-0.

Related Policies, References:

- Case 33-ZN-2000 created the Horseman's Park Planned Community Development overlay in March 2001.
- The site was zoned I-1 (Industrial Park) in 2001.

OWNER

Bwe 2000 LLC
480-348-7470

APPLICANT CONTACT

James Elson
James Elson Architect
480-515-9332

LOCATION

9181 E Bell Rd

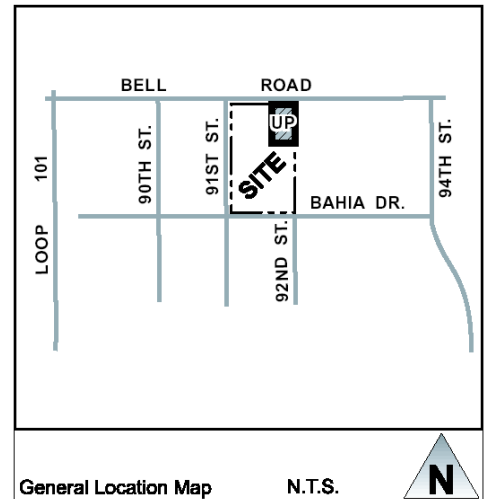
BACKGROUND

Zoning.

The site is zoned I-1 (Industrial Park) within a Planned Community Development (PCD). The I-1 zoning district allows health studios with conditional use permits. Amended development standards were applied with the PCD to preserve views of the McDowell Mountains along the Bell Road corridor.

General Plan.

The General Plan Land Use Element designates the property as Employment, which supports a variety of regional and community level activities. This



category permits a range of employment uses such as light industrial, offices, and other mixed uses.

Context.

This site is located at the southwest corner of Bell Road and 92nd Street in the McDowell Mountain Business Park formerly known as Horseman's Park. The surrounding property includes the following:

- North – State Land, I-1 PCD
- East – Coyote's Ice Den and Healthsouth (zoned C-3 PCD)
- South and West– McDowell Mountain Business Park (zoned I-1 PCD)

APPLICANT'S
PROPOSAL

Goal/Purpose Of Request.

The conditional use permit will allow a health studio to provide health and fitness activities, as well as weight and cardio training sessions for both general members and one-on-one customers. The health studio will be developed as a portion of an existing 20,000-square-foot building (one of 8 buildings within this business complex). The facility will be fully self-contained and all activities will be conducted indoors. The health studio has the capacity to accommodate 30 to 50 patrons and 10 staff. An associated childcare room is provided. Available parking on this site is adequate for this use and can accommodate the parking needs of this use. Also, the facility has access to 92nd Street to the east and 91st Street to the west, which contains a signalized intersection at Bell Road.

IMPACT ANALYSIS

Development information.

- | | |
|------------------------------------|--|
| • <i>Existing Use:</i> | Newly constructed, unoccupied building. |
| • <i>Buildings/Description:</i> | Facility is a tenant improvement space in the larger 20,000-square-foot building |
| • <i>Parcel Size:</i> | 11.96 +/- acre business center containing 8 buildings |
| • <i>Building Height Allowed:</i> | 36 feet |
| • <i>Existing Building Height:</i> | 26 feet |
| • <i>Floor Area:</i> | 5,000 square feet |
| • <i>Parking:</i> | 32 spaces required, 51 spaces provided |
| • <i>Other:</i> | Part of 175,000-square-foot industrial park, 8-building complex |

Traffic.

The applicant provided specific operational information from which City transportation staff estimated daily trips generated for the proposed use. For example, this use includes about ten (10) employees and thirty to fifty (30-50) clients at any one time. Based on this information, the peak vehicle trips generated will be 55 per hour, i.e. one trip in and one trip out, with four or eight employee's trips more widely spaced. Peak hours of customer usage are anticipated to be 5-7 AM, 11AM-1PM and 4 to 7 PM. A signalized intersection is located at 91st Street and Bell Road, along the west side of the business center. The anticipated amount of traffic generated from the use will

not create an on-site or public street traffic problem.

Water/Sewer.

City water and sewer lines are provided to the site from 92nd Street as part of the Bell Road II Improvement District.

Police/Fire.

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

Open space, scenic corridors.

A fifty-foot-wide, buffered setback is situated along Bell Road, adjacent to the north side of the site.

Policy implications.

The proposal conforms to the Horseman's Park West Planned Community Development Overlay established for this area.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***Activities are conducted completely indoors.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***Private vehicles will be used by staff and customers of the facility. No excessive amount of traffic will be generated by the use.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The facility is self-contained and will not adversely affect or cause a negative impact on surrounding land uses.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - ***The health studio provides a physical activity center that will serve the community, employment center, and industrial park area.***

Community involvement.

Letters of notification have been sent to adjacent property owners within 750 feet of the site. Four (4) letters of support have been received and no letters, emails, or phone calls of objection have been received. The applicant held a public open house on May 29, 2003. Comments concerning the meeting are

enclosed as Attachment #7.

Community Impact.

The project will provide fitness-training services for the surrounding neighborhood and for the community. The health studio will be contained within an existing building in the industrial park. The building has sound attenuation walls to assure all sound is contained within the structure. Membership is available to the general public and to both individuals and families. No conflicts or problems are anticipated with adjacent land uses.

OTHER BOARDS AND
COMMISSIONS

Planning Commission.

This case was considered by the Planning Commission on June 11, 2003 on expedited agenda. No Citizen Comment cards were received. The Planning Commission had no questions for staff.

The Planning Commission recommends approval, 7-0.

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

APPROVED BY

Kroy Ekblaw	Date
General Manager, Planning & Development Services Department	

Ed Gawf	Date
Deputy City Manager	

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Traffic Impact Summary
7. Citizen Involvement
8. June 11, 2003 Planning Commission Minutes
9. Floor Plan
10. Site Plan

APPLICANT
SUBMITTED
DOCUMENT

Subj: FW:
Date: 4/8/2003 12:40:08 PM US Mountain Standard Time
From: agatha@mountainsidefitness.com
To: j4747e@aol.com
File: **RedMtnsdFitExp.pdf** (438354 bytes) DL Time (TCP/IP): < 1 minute
Sent from the Internet (Details)

-----Original Message-----

From: TOM HATTEN
Sent: Tuesday, April 08, 2003 11:03 AM
To: AGATHA MAGIERA-HAUG
Subject:

Mountainside Fitness Express

A New Dimension in Personal Training Fitness Centers

This 5,000 square foot personal fitness center is the largest of it's kind in the valley. With 20 pieces of cardiovascular equipment and 60 pieces of selectorized and free weight stations this rivals some larger clubs, but that is where the similarity ends. Each cardiovascular station has it's own 15" "Personal Viewing Station" with the ability to choose from 10 video and 5 audio channels. A 400 sq. foot room for group personal training and some of the most unique exercise stations ever done in a fitness center. The locker rooms will boast the valley's first "Personal Steam Showers" and unique "digilock" locker systems. The lobby has computer stations set up for members to access their e-mail and internet. Mountainside will offer the first internet health club software where members can check their account, set up training appointments, even change their workout at home home and print it out at the club. You can even download your treadmill workout into your PDA change it and upload it into the treadmill the next time you come in.

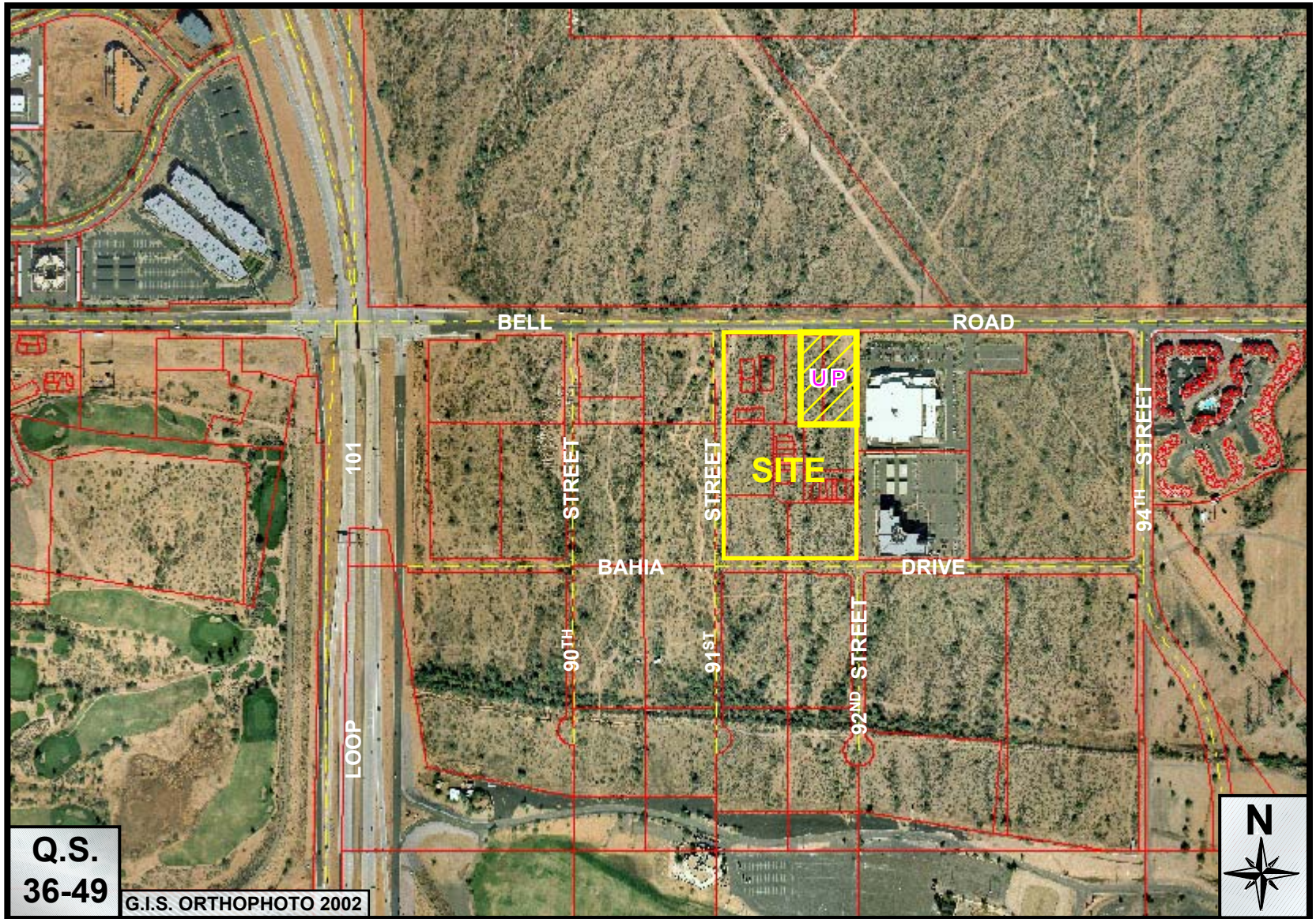
All memberships will included two personal training sessions a month and childcare. All Express members will have access to any full size Mountainside Fitness Center six times per month including all aerobic classes, basketball and volleyball leagues. Each Express is located within 5 miles of a full size Mountainside Fitness Center.

Mountainside Fitness Express - experience the personalized attention you deserve and achieve the goals you desire!

Saturday, April 11, 1998 America Online: J4747E

6-UP-2003
4/14/2003

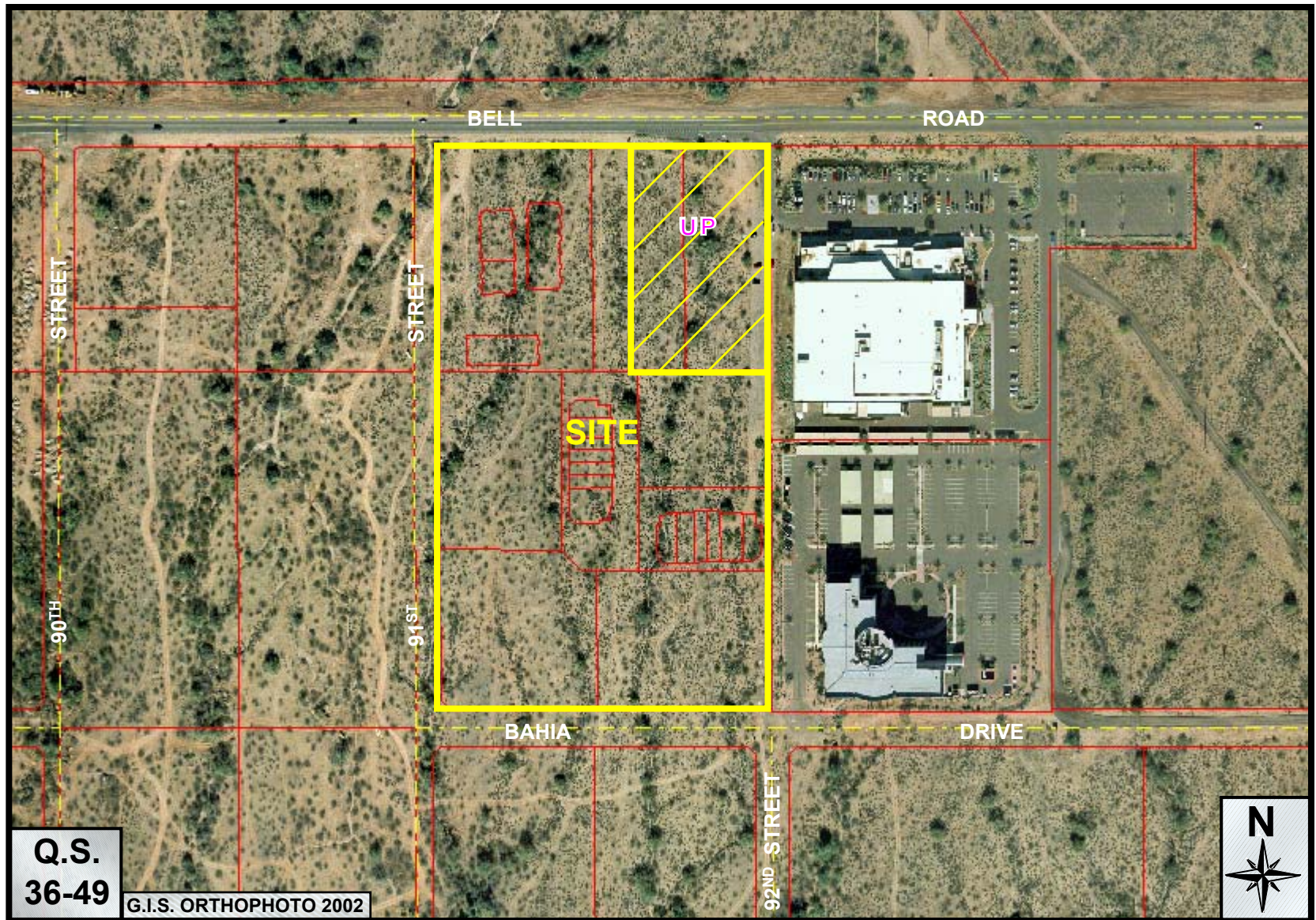
ATTACHMENT #1



Personal Fitness Center

6-UP-2003

ATTACHMENT #2

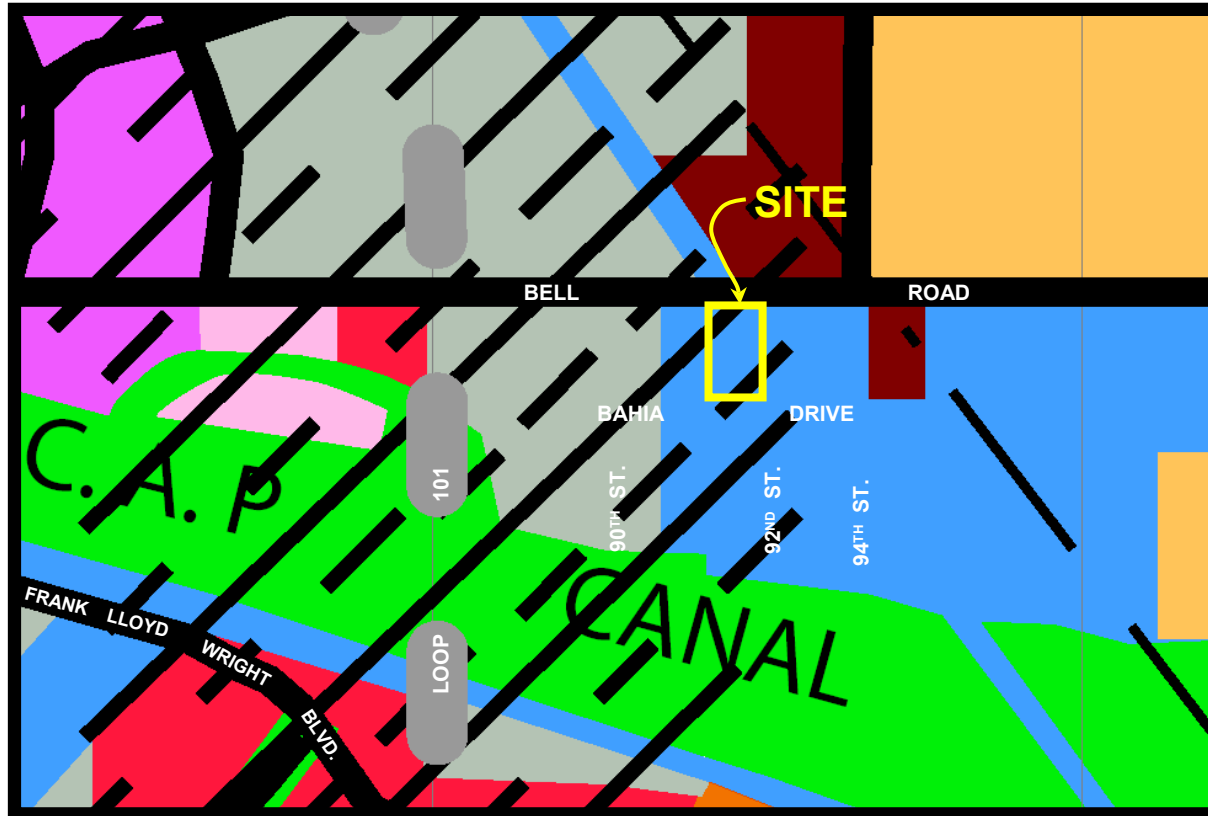


Personal Fitness Center

6-UP-2003

ATTACHMENT #2A

General Plan

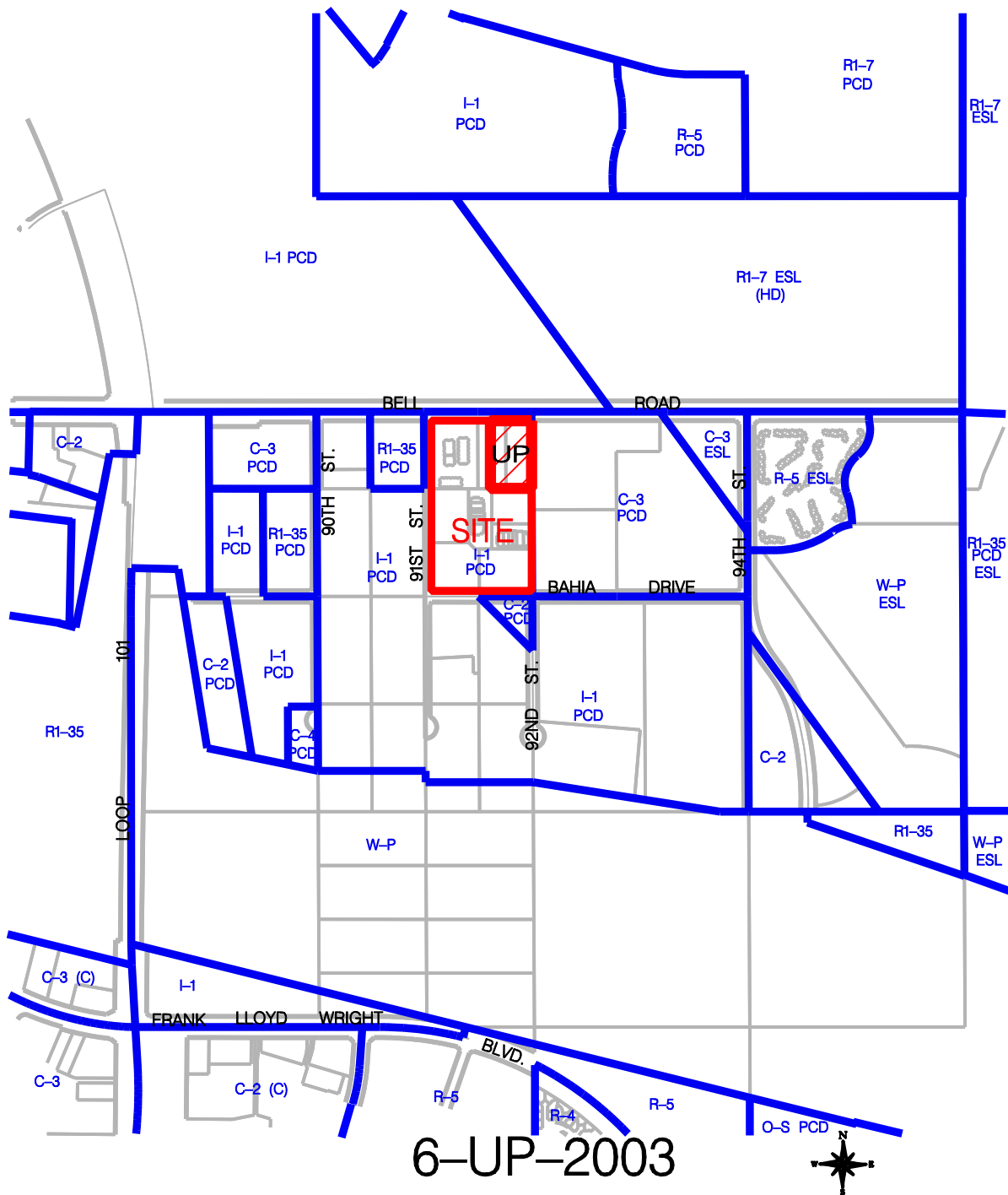


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



6-UP-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



6-UP-2003



STIPULATIONS FOR CASE 6-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the floor plan submitted by James Elson Architect and dated 4/14/2003. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. OPERATION TO BE CONDUCTED INDOORS. All activities associated with the health studio operation shall be conducted completely indoors, within the designated building.
3. NOISE CONTAINMENT. Noise created from the health facility shall be contained completely within the subject building and shall not be audible from adjacent uses in the center.
4. CHILD CARE LIMITATION. The child care area shall be for the use of members only, while using health studio facilities, during normal business hours.

Traffic Impact Survey

The site is located in the Horseman's Park overlay and transportation impact assessments for the Bell Road II Improvement District area have been previously conducted with capacities incorporated in the current street design standard. No traffic impact survey was required with this health studio, which is incorporated into a larger industrial center and a variety of tenant users were anticipated for this site. The applicant has provided information relating to the size, capacity, staffing and operation from which estimated daily trip generation have been estimated for the proposed use. About ten (10) employees and thirty-fifty (30-50) clients can be accommodated at the facility at any time.

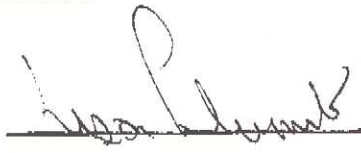
Based on this information, an estimated 420 vehicle trips will be generated from the site per day. Peak hour traffic is estimated to be about 55 vehicle trips per hour. Peak hours of customer usage are anticipated to be 5-7 AM, 11AM-1PM and 4 to 7 PM. A signalized intersection is located at 91st Street and Bell Road, along the west side of the business center. Cross access agreements provide for through access from the site to both 91st and 92nd Streets. The anticipated amount of traffic generated from the use will not create an on-site or public street traffic problem and volumes can be accommodated by the existing street system in the area. Parking is provided on site with 32 spaces are required, 51 are provided.

April 24, 2003

BWE 2000, L.L.C.
16611 N. 91st Street, Suite 105
Scottsdale, Arizona 85260

We have reviewed the proposed use permit application and related criteria for **Mountainside Fitness Express**, located at 9181 East Bell Road, Suite 101, and are in support of this proposal and use.

Plum Dance Studio



Lisa Plumb - Owner

(No dance / gymnastics)

5-5-03

Date

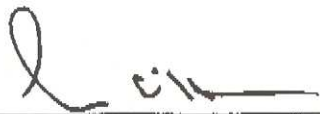
6-UP-2003

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Alltel Ice Den

A handwritten signature in black ink, appearing to be "L. C. H.", written over a horizontal line.

4/30/03
Date

6-UP-2003

6-UP-2003 (Mountainside Fitness Express) request by James Elson Architect, applicant, BWE 2000 LLC, owner, for a conditional use permit for a health studio in a portion of the 11.96 +/- acre parcel located at 9181 E Bell Road with Industrial Park (I-1) zoning.

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

VICE CHAIRMAN STEINBERG MOVED TO FORWARD CASE 6-UP-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO IT MEETS THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER SCHWARTZ.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

6-AB-2003 (Abandonment Of ROW) request by Mirage Investments, applicant, Jonathan Lurie, Evan Lurie & Justin Lurie, owners, to abandon the south 15 feet of the Black Mountain Road right-of-way and the south 445 feet of the west 20 feet of the 40 Feet N 81st Street right-of-way that abuts the subject property.

MR. DEELEY presented this case as per the project coordination packet. Staff recommends approval subject to a public utility easement reserved over, under, and across the subject property.

COMMISSIONER NELSEN stated he is assuming this will not be an equestrian community. Mr. Deeley replied in the affirmative.

COMMISSIONER SCHWARTZ MOVED TO FORWARD CASE 6-AB-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER HESS.

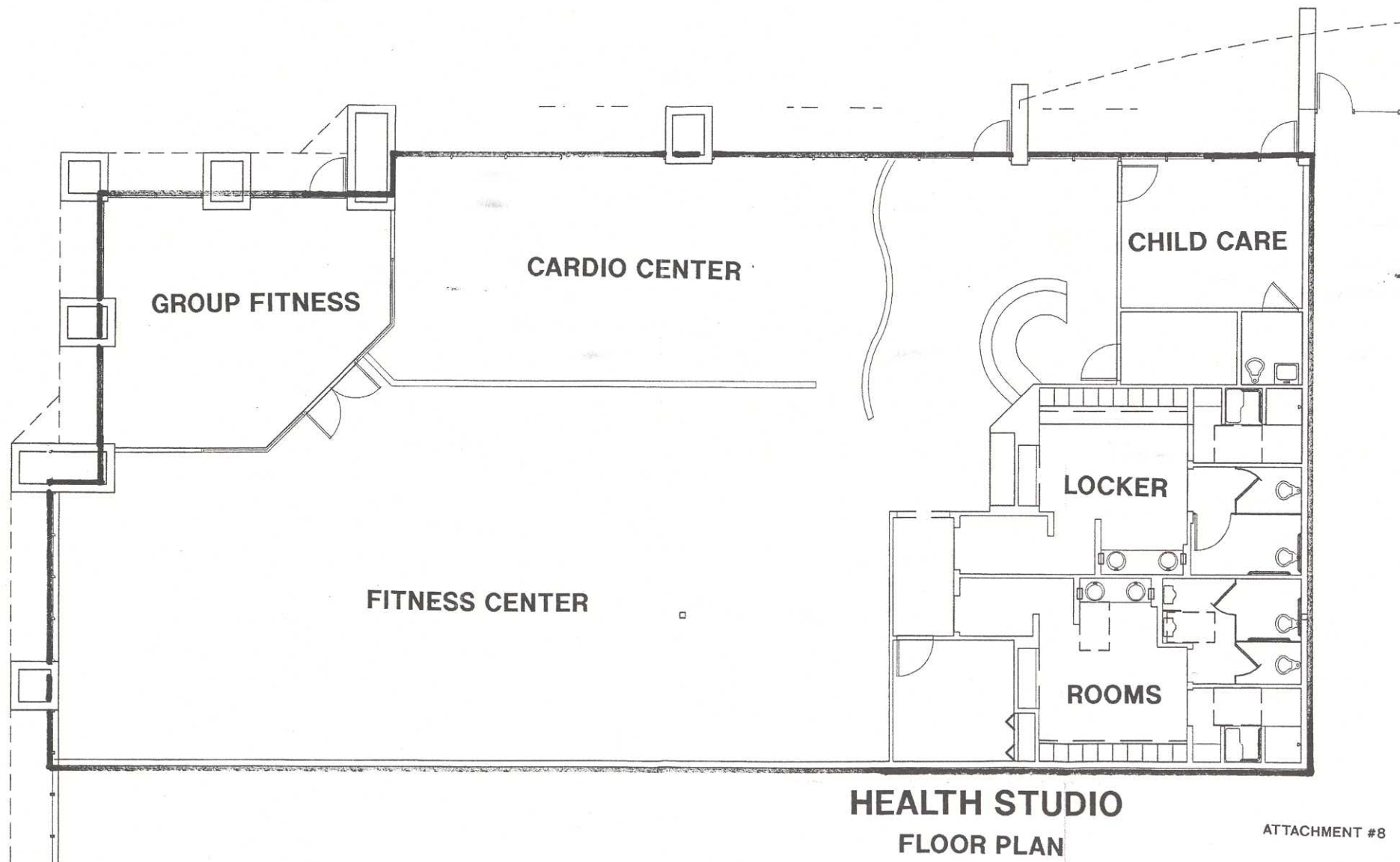
CHAIRMAN GULINO requested the Commission hold off on the vote because he just received a citizen comment card.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

RICH VARIO, 8102 E. Olsen Road, stated he is right down the street from this abandonment. He further stated the abandonment was fine. He remarked that he felt the developer should be required to improve 81st Street or at least the half street.

COMMISSIONER NELSEN inquired if Mr. Vario's current access to his home is ON 81st Street. Mr. Vario replied in the affirmative. He noted they can drive on the street but it is dirt. He further noted he would like to pave where he lives and so would his neighbors. He inquired what is the sense of paving it if you have to drive on 600 feet of dirt to get to the pavement. If it is required the developer paves the portion that is being abandoned to the 600 foot south of Black Mountain the neighbors and he would agree to the rest of it so they could have a paved road.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)



**HEALTH STUDIO
FLOOR PLAN**

5,000 SQ. FT.

ATTACHMENT #8

6-UP-2003
4/14/2003

LOT AREA

LOT AREA 522,130 SF
(11.986 AC)

ZONING: I-1
BUILDING HEIGHT: 26'-8"

BUILDING AREAS:

A AREA	21,407 SF
B AREA	21,407 SF
C AREA	20,907 SF
D AREA	17,350 SF
E AREA	17,804 SF
F AREA	23,111 SF
G AREA	21,720 SF
H AREA	31,518 SF

TOTAL 178,224 SF

PARKING:

BUILDING A	43 SPACES 1447
BUILDING B	43 SPACES 1446
BUILDING C	44 SPACES 1454
BUILDING D	23 SPACES 1754
BUILDING E	34 SPACES 1253
BUILDING F	62 SPACES 1272
BUILDING G	64 SPACES 1259
BUILDING H	64 SPACES 1263

PARKING PROVIDED: 484 SPACES

OPEN SPACE REQUIRED:

GENERAL	
522,130 X 10% + (28.67-12) X 0.4 = 18.67% =	62,862 SF
PARKING	
221,100 SF X 15% =	33,165 SF
TOTAL REQUIRED	116,027 SF

OPEN SPACE PROVIDED:

GENERAL	88,877 SF
PARKING	33,434 SF
TOTAL PROVIDED	122,042 SF

LOT COVERAGE:

178,224/522,130	33.56%
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H/C SPACES REQ'D.:

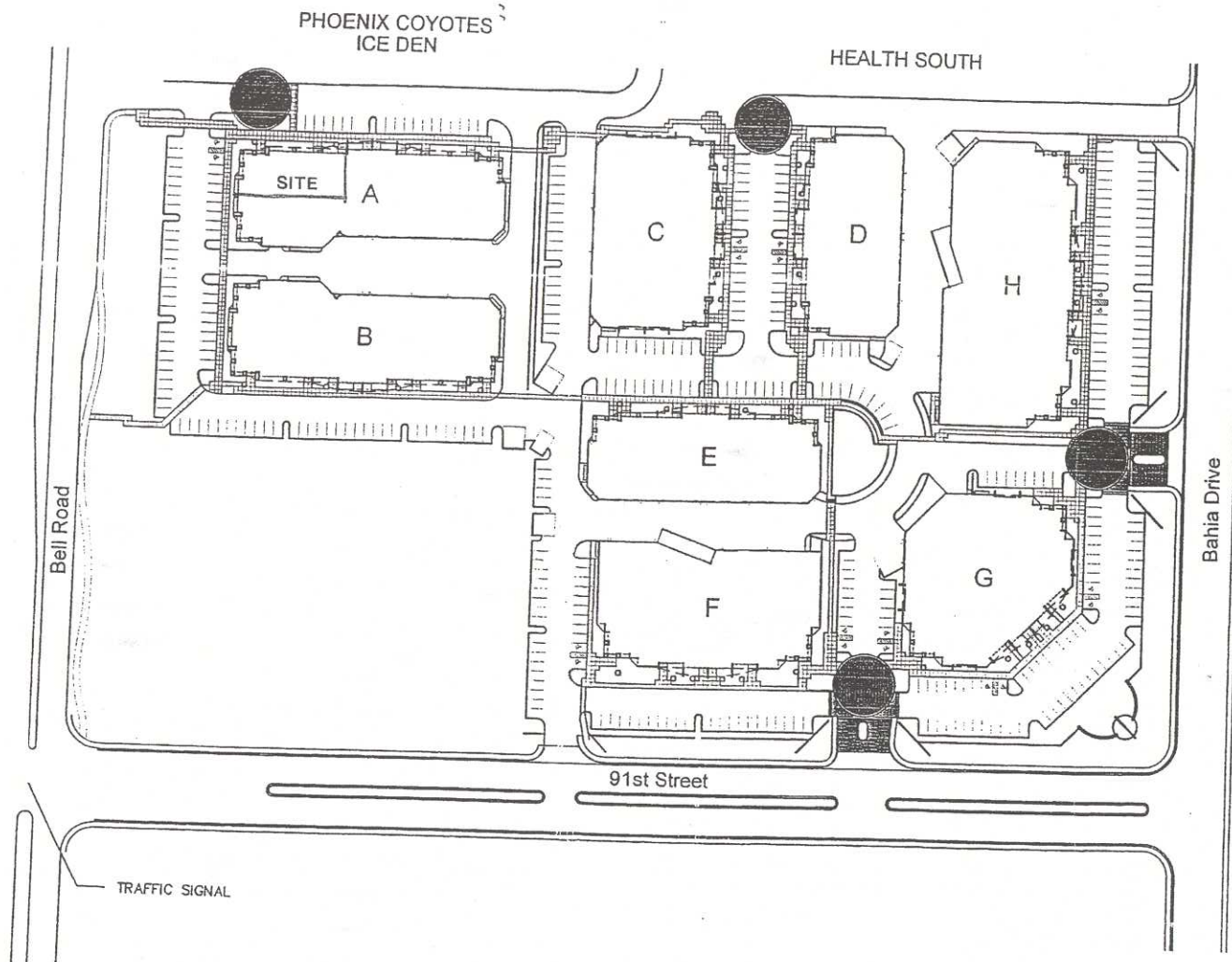
362 SPACES X 4% =	15 SPACES
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H/C SPACES PROV.: 20 SPACES

BIKE RACKS REQ'D.:

484 SPACES / 10 =	48 RACKS
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BIKE RACKS PROV.: 48 RACKS



AN INDUSTRIAL PROJECT FOR BWE 2000, L.L.C.
McDOWELL MOUNTAIN BUSINESS PARK
G.I.O. LOTS 8, 19 & 20

JAMES E. ELSON
15770 north
greenway hayden loop
suite one hundred four
scottsdale, arizona
85260
area code (480)
348-7460 telephone
348-7462 fax
348-7463 modem



james
el
son

architect SD-1



SITE PLAN

0 25 50 100 150
1"=50'

ATTACHMENT #9

6-UP-2003
4/14/2003